

**TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES**

*Filed with
Town Clerk
October 14, 2010*

OCTOBER 5, 2010

TOWN OF BIG FLATS
MEETING ROOM
6:30PM

Members Present: Lance Muir, Angela Piersimoni, Bob Byland, Scott Esty, John Hunter, Carl Masler

Members Absent: Jim Ormiston, Dave Seely

Staff: Stephen Polzella, Director of Planning, Brenda Belmonte, Secretary

Guests: Don Gaylord, Jamie Gensel, Jon Butcher, Ted Ostrander, David Lubin

Muir opened the meeting at 6:30pm noting members Jim Ormiston and Dave Seely were absent.

MINUTES

September 7, 2010

Motion by Masler, seconded by Byland to approve the minutes of September 7, 2010, Discussion, None, Motion Carries 4-0 with Hunter abstaining.

RESOLUTION P-2010-30

**Chambers Rd. Fitness
Tax Parcel 57.02-2-58.21
Chambers Rd.**

Resolution by: Byland
Seconded by: Esty

WHEREAS this Board has received an application for site plan review on September 17, 2010; and

WHEREAS the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

WHEREAS the Town of Big Flats Department of Planning has provided a staff report dated September 28, 2010 to be forwarded to the applicant as the finding of fact through the preliminary review; and

WHEREAS the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, Resolution P-2010-29;

NOW, THEREFORE BE IT RESOLVED the Town of Big Flats Planning Board accepts the materials submitted September 17, 2010 as a preliminary plan; and

FURTHER RESOLVED the Town of Big Flats will forward this site plan application to the Chemung County Planning Board for required review.

CARRIED: AYES: Esty, Masler, Hunter, Muir, Byland
NAYS:

Dated: Tuesday, October 5, 2010
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Discussion:

Polzella's concern is that the location of the entrance is rather close to the traffic light intersection, and wondered if there may be an opportunity to change the entrance.

Lubin stated that due to it being a county road, any decision to change the entrance would have to come from them.

Muir noted that there were no ADA parking spaces on the drawing.

Lubin stated that the required number would be added.

RESOLUTION P-2010-31
Simmons Rockwell Service Center
Tax Parcel 67.02-1-4.16
CR 64

Resolution by: Esty
Seconded by: Hunter

WHEREAS this Board has received an application for site plan review on September 19, 2010; and

WHEREAS the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

WHEREAS the Town of Big Flats Department of Planning has provided a staff report dated September 28, 2010 to be forwarded to the applicant as the finding of fact through the preliminary review; and

WHEREAS the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, Resolution P102-2007;

NOW, THEREFORE BE IT RESOLVED the Town of Big Flats Planning Board accepts the materials submitted September 19, 2010 as a preliminary plan; and

FURTHER RESOLVED the Town of Big Flats will forward this site plan application to the Chemung County Planning Board for required review.

CARRIED: AYES: Esty, Masler, Hunter, Muir, Byland

NAYS:

ABSTAINED: Piersimoni

Dated: Tuesday, October 5, 2010
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Discussion:

This amendment was originally approved in April of 2007, and expired April 3, 2010. The applicant is reapplying to utilize the originally approved square footage.

Jamie Gensel, Fagan Engineers, reconfirmed that the passage through would be closed off to employees only; one side will be for service parking and one for sales.

RESOLUTION P-2010-32

Teds Produce

Tax Parcel 66.03-1-22.1

Winters Rd. /CR 64

Resolution by: Esty

Seconded by: Piersimoni

WHEREAS this Board has received an application for site plan review on September 17, 2010; and

WHEREAS the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

WHEREAS the Town of Big Flats Department of Planning has provided a staff report dated September 28, 2010 to be forwarded to the applicant as the finding of fact through the preliminary review; and

WHEREAS the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, Resolution P2009-36;

NOW, THEREFORE BE IT RESOLVED the Town of Big Flats Planning Board accepts the materials submitted as Phase I as a preliminary plan; and

FURTHER RESOLVED the Town of Big Flats will forward this site plan application to the Chemung County Planning Board for required review; and

FURTHER RESOLVED Phase 2 and Phase 3 are tabled pending the development of appropriate conditions for acceptance.

CARRIED: AYES: Esty, Masler, Hunter, Muir, Byland, **Piersimoni**
NAYS:

Dated: Tuesday, October 5, 2010
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Discussion:

Polzella reviewed the staff report. The original approval has expired. Over year and a half we have seen how to condition this approval to work more realistically into the applicant's plan. At the time of water connection, all guidelines will need to be followed. Plans for the future are to migrate to an outdoor plaza with ice cream and baked goods along with the greenhouse, flowers and produce.

The applicant is looking for final approval of Phase 1, including conditions for the food related use, which is when the water connection will come into play.

Esty questioned why the water connection had not been completed.

Ostrander stated it is not required by the health department at this time. Any food goods are pre-packaged and all of the vegetables are uncut. Polzella recommended moving

forward with Phase 1 (already developed) approvals and hold off on Phase 2 and 3 until the applicant has more information.

Project Updates

RESOLUTION P-2010-33

Sponsor Zoning Amendment

Resolution by: Byland

Seconded by: Esty

WHEREAS, Town of Big Flats Department of Planning in conjunction with the Town of Big Flats Planning Board have drafted a series of minor zoning amendments, including a zoning map amendment; and

WHEREAS, Town of Big Flats Municipal Code 17.68.010 provides the Town of Big Flats Town Board an avenue to proceed with a Zoning Amendment; and

WHEREAS, Town of Big Flats Municipal Code 17.68 also permits the Town of Big Flats Planning Board to recommend amending the requirements and districts established in the BFZL; and

WHEREAS, the Town of Big Flats Planning Board has been involved with the adoption of the Town of Big Flats Comprehensive Plan, the Town of Big Flats Town Center Strategic Plan; and

NOW, THEREFORE BE IT RESOLVED, to make recommendation to the Town of Big Flats Board to consider a zoning amendment sponsored by the Town of Big Flats Planning Board as documented in a Staff Report dated October 5, 2010 “Re: Recommended Zoning Amendments for final review by the Planning Board” .

CARRIED: AYES: Esty, Piersimoni, Byland, Masler, Hunter, Muir

NAYS:

Dated: Tuesday, October 5, 2010

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

Discussion:

Polzella gave an overview of the meeting held with the designated Planning Board and Town Board members to review the zoning amendments.

Revisions to the minimum requirements for building in the Rural District were discussed along with changes to mini-storage and parcel based zoning.

Motion to adjourn at 7:35pm by Byland, seconded by Muir, Discussion, None, Motion Carries 5-0.

Meeting adjourned at 7:36pm